



**PETTENGELLS**  
ESTATE AGENTS

Hatherley House, 2c Kennard Road, New Milton, Hampshire, BH25 5JR  
**Asking Price £800,000**

## Hatherley House, 2c Kennard Road, New Milton, Hampshire, BH25 5JR

- Built By Berkley Homes Circa 2002
- Splendid Detached House
- Five Bedrooms
- Four Reception Rooms
- 20' Kitchen/Breakfast Room
- Three Bath/Shower Rooms
- 39' Tandem Garage
- Gardens
- Central Location Close To Town/Station
- Flexible Accommodation







**SUPERB DETACHED HOUSE IN CENTRAL. LOCATION CHAIN FREE SALE.**  
Built by respected Berkley Homes, we are pleased to offer this splendid five bedroom detached residence with four reception rooms and in a convenient location close to New Milton train station and town centre.

**Accommodation:** The spacious entrance hall has double doors into the impressive lounge with french doors to the rear garden. The ground floor has flexible accommodation with the potential of separate dining room, family room and study. The well appointed kitchen/breakfast room also has french doors opening onto the patio area and rear garden. To accompany the generous ground floor accommodation there is a separate utility room, downstairs cloakroom WC and large understairs storage cupboard. On the first floor there are five good sized bedrooms, with both bedrooms one and two having an en suite, with a further family bathroom with separate shower.

**Outside:** Double gates at the front lead onto the driveway with parking for multiple vehicles and in turn the 39' double length garage with power and new boiler. The rear garden is 'low maintenance' and is laid to lawn with flower and shrub borders. A side door gives access into the large garage.

EPC: D, Council Tax Band: G, Tenure: Freehold.  
Approx Floor Area: 2375 sq ft including garage.

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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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